

THOMAS BRUCE P L/E/
44080 CANAAN WAY
CALLAHAN, FL 32011

04-1N-25-2780-0049-0000

BUILDING CHARACTERISTICS
ELEMENTCDCONSTRUCTION

TOTALS19481584175049

EXTRA FEATURES

L N OB/XF CODE DESCRIPTION BLD CAP L W UNITS UT Adj R ADJ UNIT PRICE ORIG COND YEAR ON YEAR ACTUAL Q % COND OB/XF MKT VALUE NOTES

10810 CONCRETE A 0100 0 499.00 SF6.50 6.50 100 2006 2006 3 88 2,854

LAND DESCRIPTION TOTAL OB/XF 2,854

L N USE CODE CLS LAND USE DESCRIPTION CAP RD LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE DT DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSTRV

1000115 C SFR ACRES 1000005 OR 0.00 0.00 2.33 AC 1.00 1.00 1.00 35,000.00 35,000.00 81,550

REVIEW DATE 04/30/2018 BY KBX Total Acres: 2.33 Total Land Value: 81,550 Market: 0 Agricultural: 0 Common: 81,550 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900011584105.7536125.58198,919200620060012.0088.00

Heated Area: 1428 HX Base Yr 2007

FOP 2006

BAS 2006

FOP 2006

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY STANDARD Tax Group: 6 Tax Dist:

BUILDING MARKET VALUE 175,049 TOTAL MARKET OB/XF VALUE 2,854 TOTAL LAND VALUE - MARKET 81,550 TOTAL MARKET VALUE 259,453 SOH/AGL Deduction 129,867 ASSESSED VALUE 129,586 TOTAL EXEMPTION VALUE HX HB 50,000 BASE TAXABLE VALUE 79,586 TOTAL JUST VALUE 259,453 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 216,574

SAMPLE DATA PERMIT NUM DESCRIPTION AMT ISSUED M10882 MECH OTHER 0 01/01/2006 E16209 ELEC OTHER 0 11/01/2005 P10375 OTHER 0 11/01/2005 C16444 CO ISSUED 136,000 10/01/2005 B16444 NEW CONSTR 136,000 10/01/2005 R08484 REPAIR/RRF 4,000 10/01/2005 SALES DATA OFF RECORD Number DATE TYPE INST QUANTITY VOLUME RSNC SALE PRICE 2540/1434 2/21/2022 LE UI 14 100 GRANTOR: THOMAS BRUCE P GRANTEE: THOMAS BRUCE PL/E 1325/1188 6/14/2005 WDQV 41,900 GRANTOR: G & H LAND DEVELOPMEN GRANTEE: THOMAS BRUCE P BUILDING NOTES BUILDING DIMENSIONS BAS=[YR=2006]W13 FOP=[YR=2006]N8 W14 S8 E14\$W38 S28 FOP=[YR=2006]S8 E51 N8 W51\$E51 N28\$. REVIEW DATE 04/30/2018 BY KBX Total Acres: 2.33 Total Land Value: 81,550 Market: 0 Agricultural: 0 Common: 81,550 PRINTED 08/02/2023 BY SYS